



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SPR-11902 APN: 138.12.810.004

Name of Property Owner: David Maddox

Name of Applicant: Sensation Spas of Nevada

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

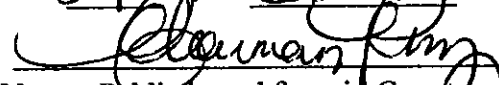
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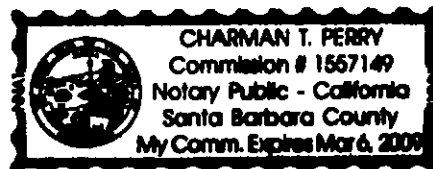
Signature of Property Owner: 

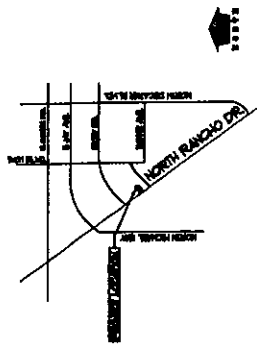
Print Name: DAVID Maddox

Subscribed and sworn before me

This 29th day of December, 2005


Notary Public in and for said County and State





VICINITY MAP

MUNICIPAL JURISDICTION: CITY OF LAS VEGAS, NEVADA

**PLANTING IN ACCORDANCE WITH
FARM BUD**

625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

**THE NEW
STANDARD ENGLISH-SPANISH
DICTIONARY**

[illegible]

100-443446-10
 C-1
 100-443446-11

COMPANY CLASS	8-10-81
CONSTRUCTION TYPE	1-A
BUILDING HEIGHT	30-39 HIG.

9.20. 023. 10

CHIEF OF POLICE: JAMES J. HARRIS
DEPUTY CHIEF OF POLICE: JAMES J. HARRIS
SHERIFF: JAMES J. HARRIS

CONCENTRATED LOADS

0-1 TOTAL LOADS
4,387 GMS WT. @ 13.600 = 596
MS 000374459

THE

1990年12月

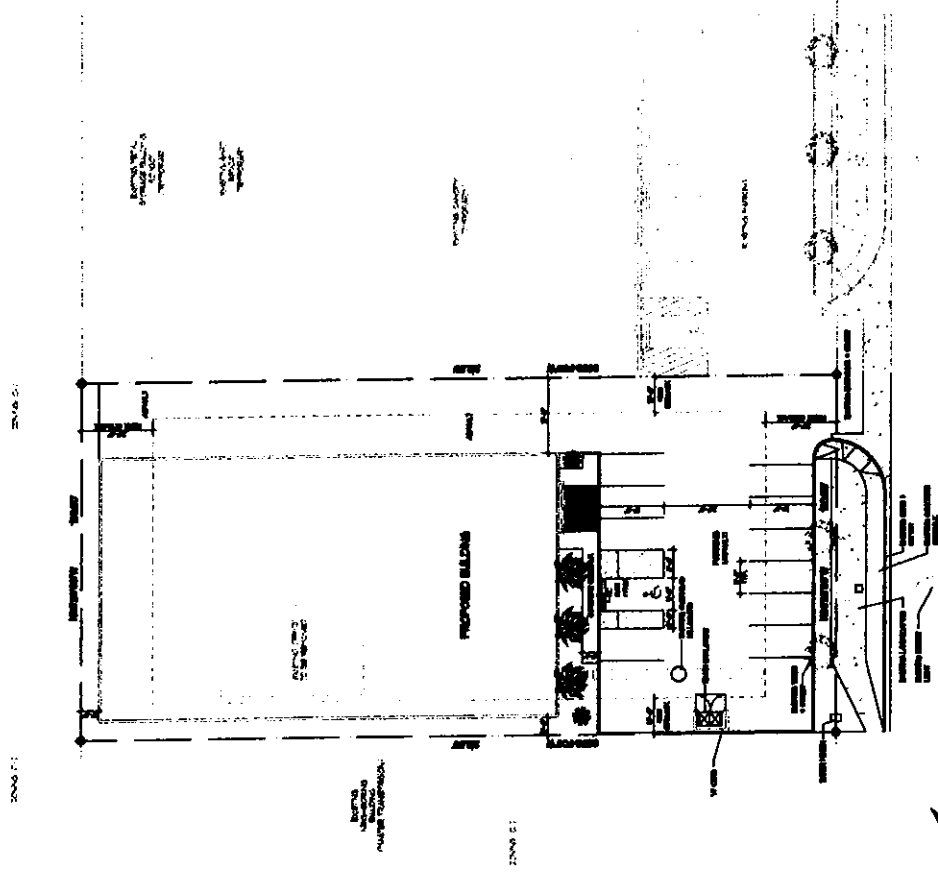
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	20 SPACES	10 SPACES	1 SPACE
TOTAL REQUESTS	10	10	10
TOTAL PROCESSED	10	10	10
WASTED SPACE	0	0	0

[illegible]

CODE ANALYSIS

RECEIVED
MAR 02 2006



**RANCHO DRIVE
(US HIGHWAY 95)
VAR-11904
VAR-11981**

~~SDR-11902~~

~~04-13-06 PC~~

SITE PLAN

^ All

CODE ANALYSIS

Sensation Spas
Proposed Plans for
3340 North Rancho Drive
Las Vegas, Nevada

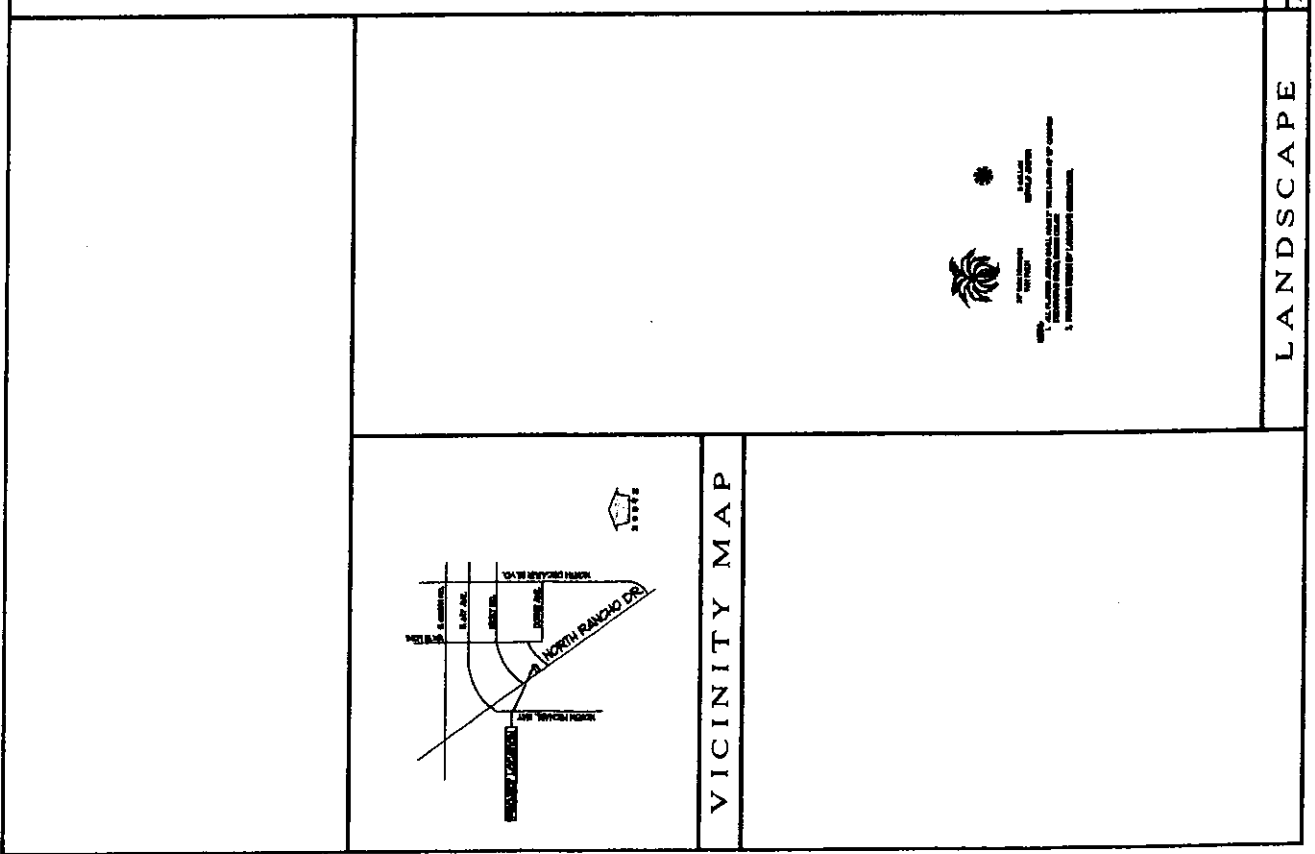
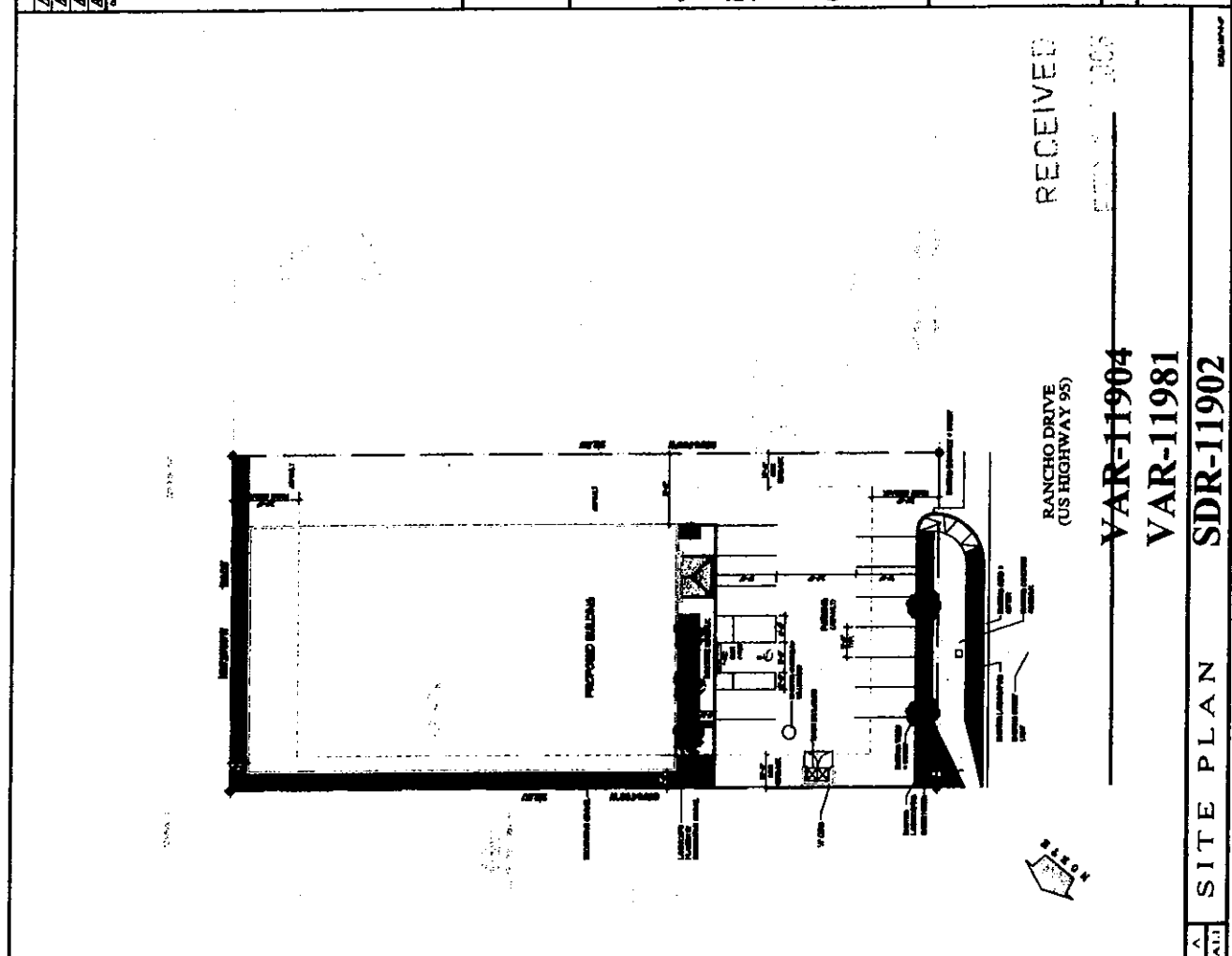
**SITE PLAN
PROJECT INFO.**

DATE: 3/1/06

A1.1

[illegible]

Proposed Plans for Sensation Spas 3340 North Ranch Drive Las Vegas, Nevada		Timothy R. Neal Architect N.C.A.R.B. 6129 Glamorous Ct. N. Las Vegas, Nevada 89031 Phone: (702) 646-8004 Fax: (702) 987-5230	DATE: 1/24/06 SHEET: A1.1
SITE PLAN PROJECT INFO		REVISIONS	



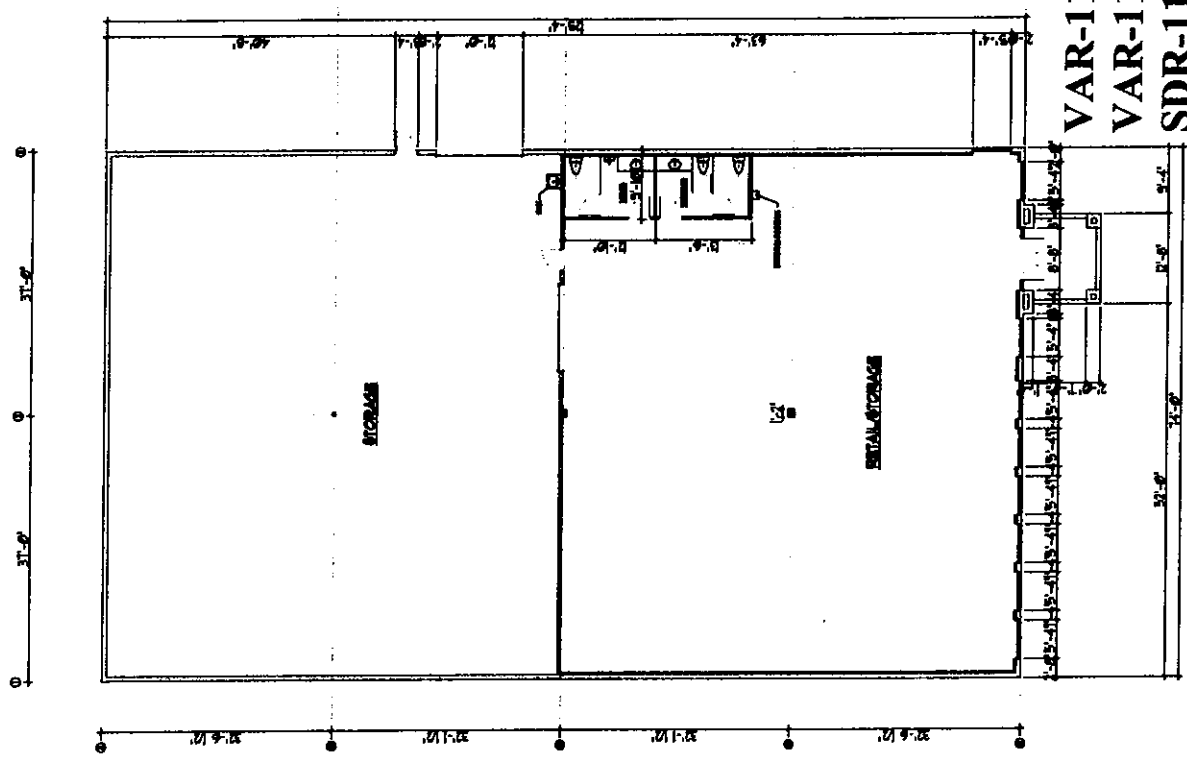
REVISIONS	DATE	BY	APP
1			
2			
3			
4			
5			

Timothy R. Neal Architect
N.C.A.R.B.
6129 Diamond Ct. N. Las Vegas, Nevada 89031
Phone: (702) 646-8004
Fax: (702) 987-5230

Proposed Plans for
Sensation Spas
3340 North Ranch Drive
Las Vegas, Nevada

FLOOR PLAN
DATE: 1/24/06
SHEET No.

A2.1



RECEIVED
VAR-11904
VAR-11981
SDR-11902
04-13-06 PC

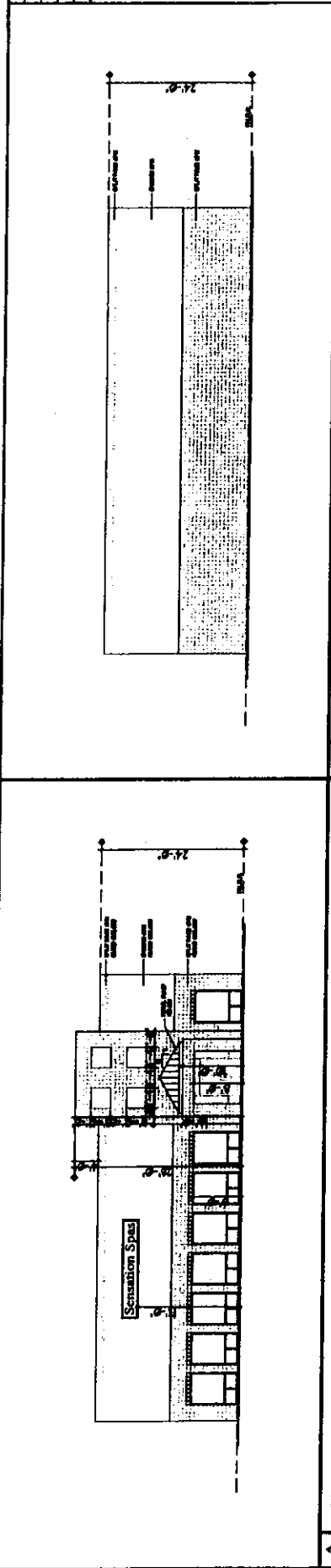
FLOOR PLAN

REVISIONS	DATE	BY	DESCRIPTION
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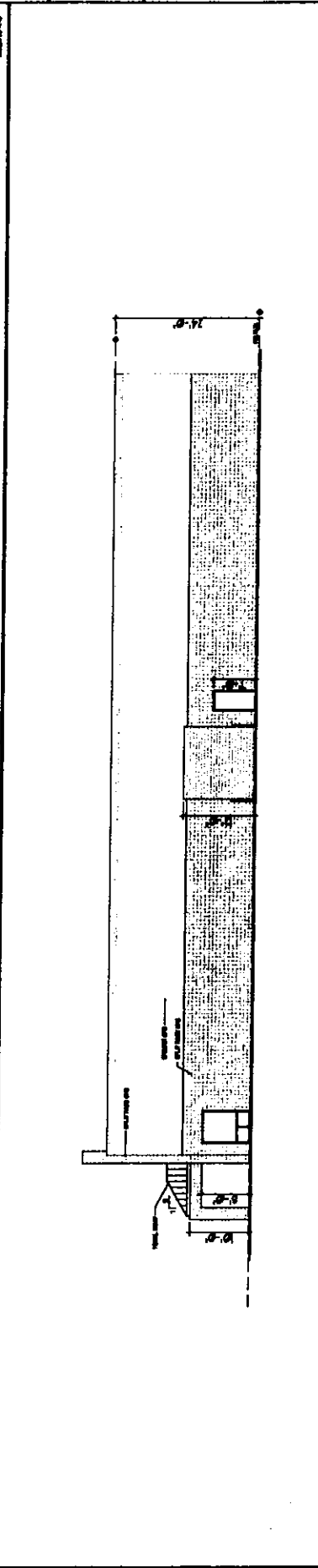
Timothy R. Neal Architect
N.C.A.R.B.
6129 Olathe Court N. Las Vegas, Nevada 89031
Phone: (702) 646-8004 Fax: (702) 987-3230

Proposed Plans for
Sensation Spas
3340 North Ranch Drive
Las Vegas, Nevada

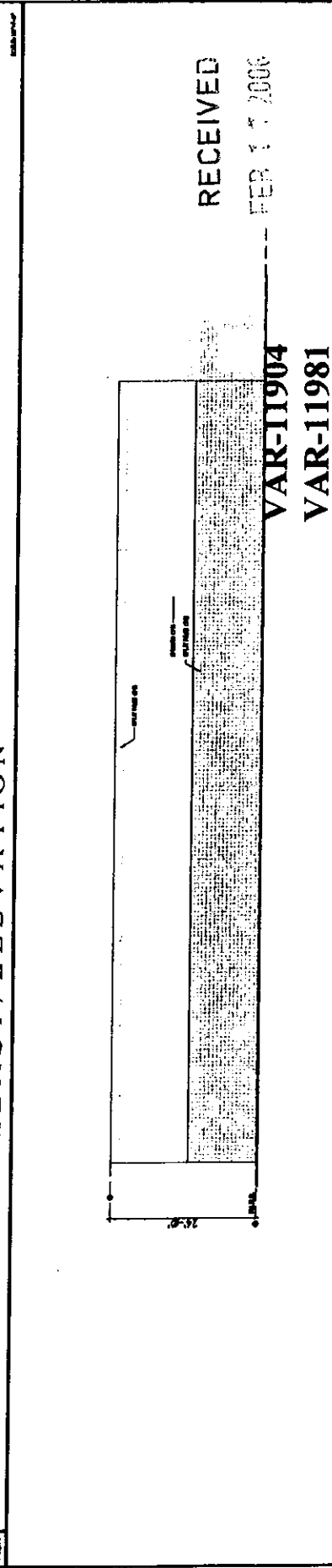
ELEVATIONS
DATE 1/24/06
SHEET No
A5.1



A FRONT (SOUTHWEST) ELEVATION **A5.1**



C RIGHT SIDE (SOUTHEAST) ELEVATION **A5.1**



D LEFT SIDE (NORTHWEST) ELEVATION **A5.1**

RECEIVED
FEB 17 2006

VAR-11904
VAR-11981
SDR-11902
04-13-06 PC



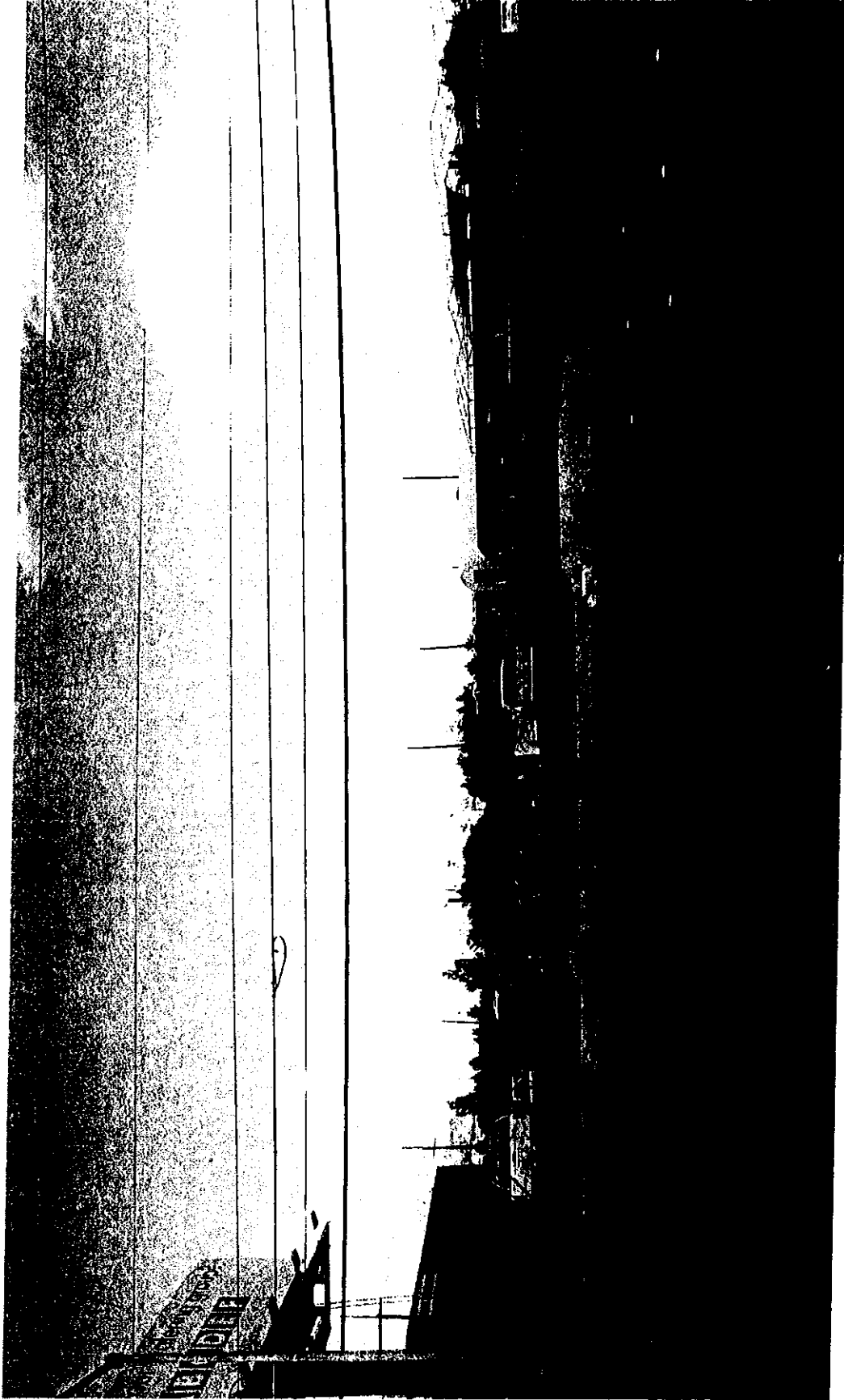
Sensation Spas
3340 North Rancho drive
Las Vegas, Nevada, 89130

VAR-11904
VAR-11981
SDR-11902
04-13-06 PC

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FEB 17 2006

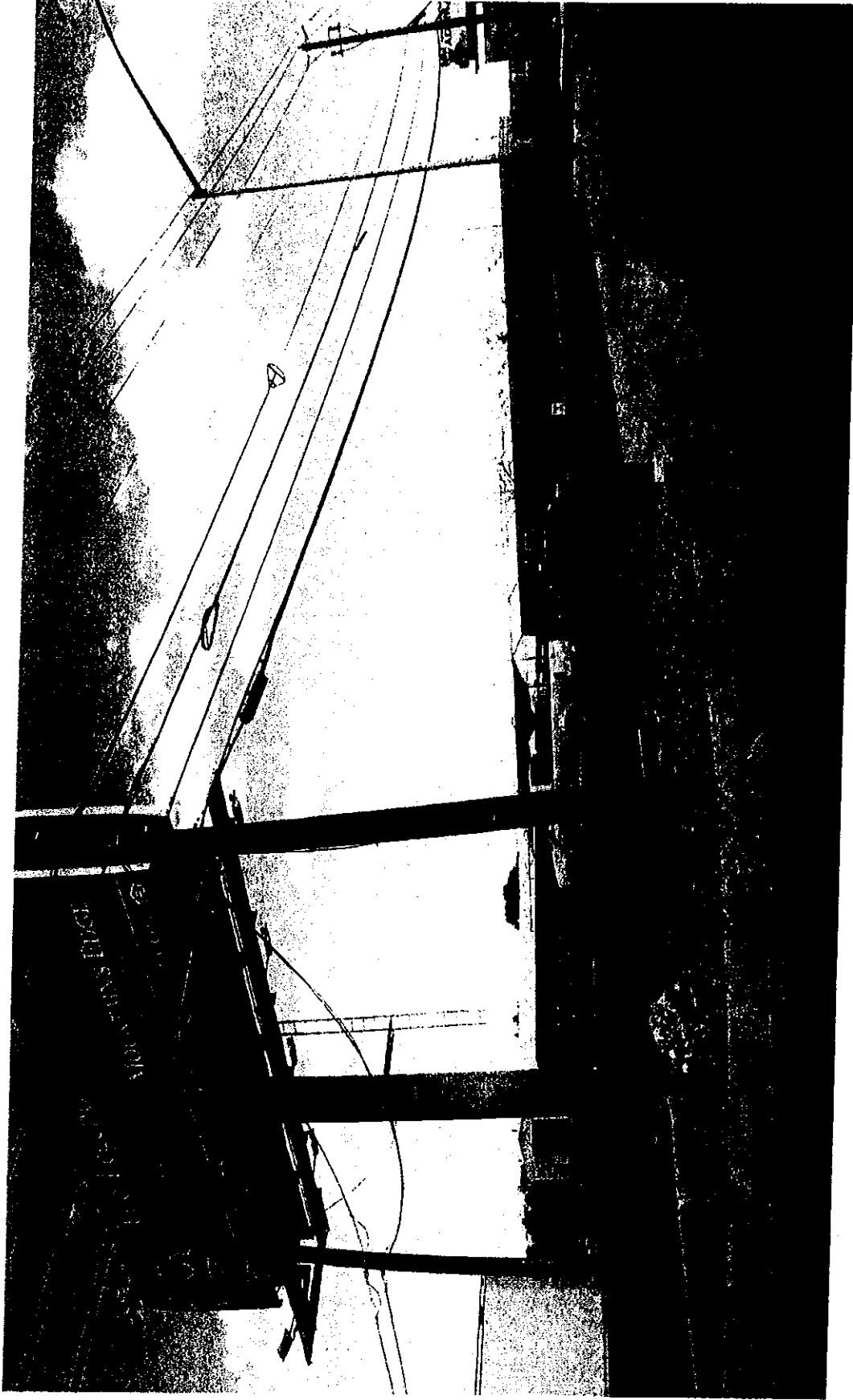
SDR 11902				
Timothy Neal				
3340 N. Rancho				
Proposed 9.571 thousand square foot office building.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	9.571	11.01	105
AM Peak Hour			1.55	15
PM Peak Hour			1.49	14
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Rancho Drive				
Average Daily Traffic (ADT)	30,345			
PM Peak Hour	2428			
(heaviest 60 minutes)				
Cheyenne Avenue				
Average Daily Traffic (ADT)	30,540			
PM Peak Hour	2443			
(heaviest 60 minutes)				
Gowan Road				
Average Daily Traffic (ADT)	8,350			
PM Peak Hour	668			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Rancho Drive	34300			
Cheyenne Avenue	51700			
Gowan Road	3000			
This project will add approximately 105 trips per day on Rancho, Cheyenne and Gowan.				
This will increase expected volumes by less than one percent on Rancho and Cheyenne				
and just over one percent on Gowan. Rancho is at about 88 percent of capacity,				
Cheyenne is at about 59 percent, and Gowan is over capacity. Note that Gowan is				

considered over capacity only because single family driveways take access directly from it; it is at about 52 percent of actual capacity.			
Based on Peak Hour use, this development will add roughly 14 additional car into the area; which works out to one every four minutes.			0.237679 833
Note that this report assumes all traffic from this development uses all named streets.			



VAR-11904, VAR-11981 AND SDR-11902
3340 NORTH RANCHO DRIVE
APRIL 13, 2006 PLANNING COMMISSION

03/31/06



VAR-11904, VAR-11981 AND SDR-11902
3340 NORTH RANCHO DRIVE
APRIL 13, 2006 PLANNING COMMISSION

03/31/06